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**HON. TREASURER**  
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I.A.S. (Retd.)

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Paras Gundecha  
Pravin Doshi  
Mohan Deshmukh  
Mofatraj Munot  
Rajni S. Ajmera  
Late G. L. Raheja  
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Ashit Shah

**PRESIDENT, RAIGAD**  
Vilas Kothari

**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. MCHI/PRES/17-18/170

March 13, 2018

To,  
**Dr. Nitin Kareer (I.A.S.)**  
Principal Secretary - I  
Urban Development Department  
Government of Maharashtra  
Mantralaya, Mumbai - 400 032

**Sub: Sub-regulation No. IV/27, Layout/plot recreation ground/open spaces/LOS in layout/plot in the draft DCPR 2034.**

Respected Sir,

The draft DCPR 2034 as approved by the Corporation, subsequent to the suggestion/ objection of the general public and scrutiny of the planning committee, provides for layout/plot recreation ground/ open spaces (LOS) in layout/ plot at any level including at the top of podium level. It is understood that certain queries as to the location of the LOS have been raised and there is a view that minimum 60% of the required LOS may be provided on the ground level with atleast 50% of this on mother earth to facilitate percolation of water and balance 40% of the required LOS may be provided on podium area extending beyond the building line.

In this regard, it is submitted that this view with respect to providing minimum 60% of the required LOS on ground level is contrary to all principles of planning, as the general rule is that entire LOS should be provided at a single location and should not be divided into two portions. It is also a generally accepted norm that the LOS should be provided in a location where there is least amount of vehicular traffic keeping in mind the safety of children utilizing such LOS. It is therefore respectfully submitted that the thought process of providing the LOS in two portions with minimum 60% of ground level is against all norms of planning. It is also further respectfully submitted that in a city like Mumbai where plot sizes are diminutive and the resultant LOS is further diminutive, dividing the LOS into 2 portion would yield very little LOS for recreation purposes and as such will defeat the very purpose of the LOS.

It is understood that there is a concern with regards to fire fighting and approach of the fire engine upto the podium in case there is no LOS provided on ground level. In this regard, it is respectfully submitted that a stipulation to the effect that minimum 6 meter open space will be left on the ground level free from all construction to enable free movement of fire engine to approach the podium in case of an emergency will more than mitigate the fears of no open space being available on the ground level to facilitate the free movement of a fire engine in case of an emergency.

We are enclosing hereto a sketch showing both on plan and section of a typical plot in which LOS is shown at the podium and where in the approach of the fire engine is clearly demarcated. We hope the above shall satisfy the apprehensions raised in this regard and we respectfully submit that the provisions as contained in the draft DCPR 2034 as approved by the Corporation in respect to providing LOS on the podium be retained so as to ensure that contiguous LOS free from vehicular movement is available in all projects.

We await your kind consideration in this matter.

Thanking you,

Yours faithfully,  
**For CREDAI-MCHI**



**Mayur Shah**  
President

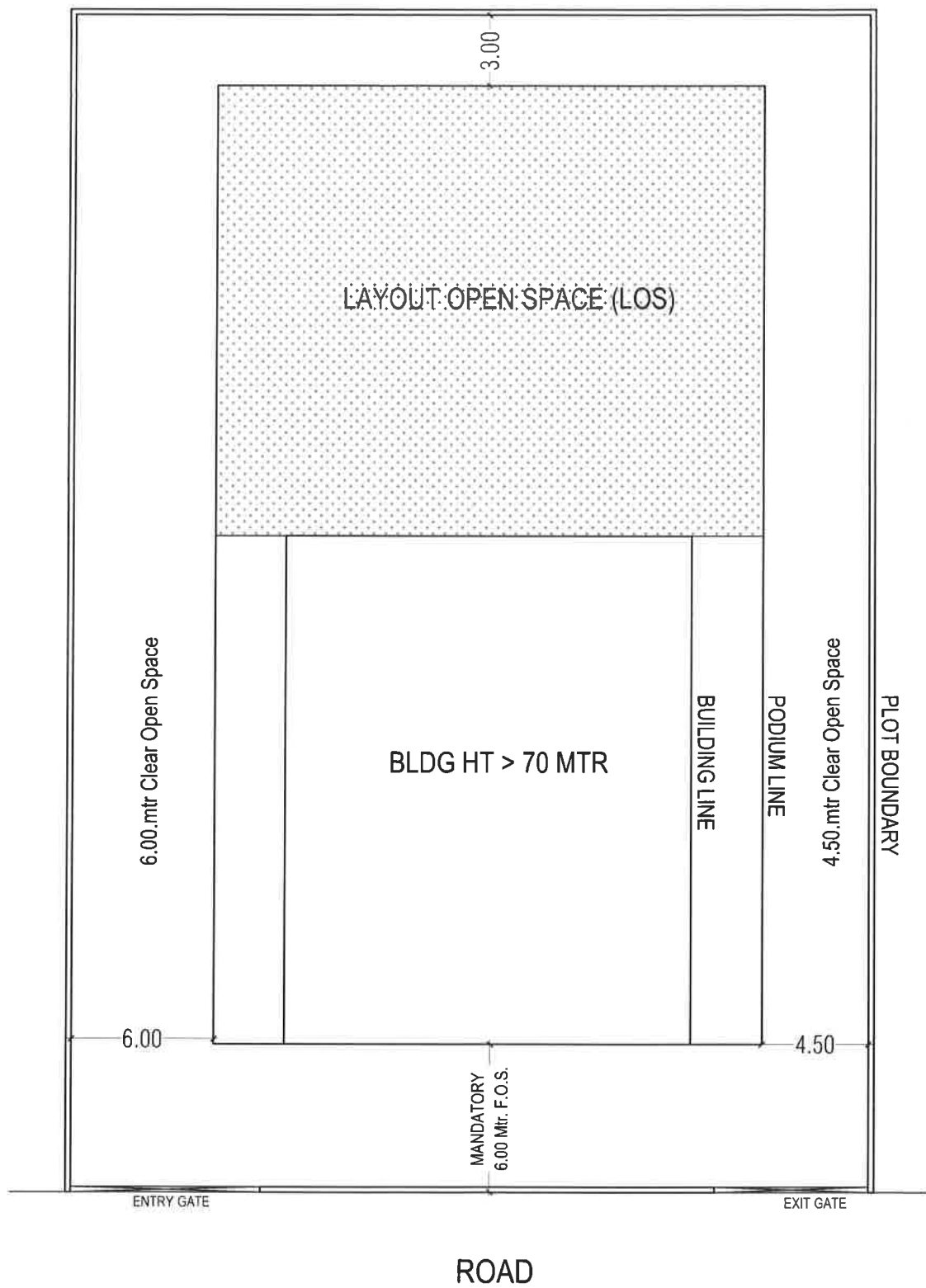


**Domnic Romell**  
Hon. Secretary



**S. S. Hussain, I.A.S. (Retd.)**  
Chief Executive Officer

**CREDAI - MCHI**



TYPICAL EXAMPLE

PLAN

BLDG HT > 70 MTR

BUILDING

LAYOUT OPEN SPACE (LOS)

PODIUM TOP

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

6.00

4.50

TYPICAL EXAMPLE

SECTION A-A

